

Project Narrative:

Collina E Vista is a 12-lot subdivision on a 38-acre site at the southwest corner of 118th Street & Jomax Road. The Development Review Board approved the preliminary plat for a 12-lot subdivision on September 23, 2004 with lot is in excess of 100,000 square feet in size. The property is originally part of the Goldie Brown Pinnacle Peak Ranch Phase 2 County subdivision. As part of the Goldie Brown Parcel Maps, there exists public roadway easements on the perimeter of the Collina E Vista property. Through the course of planning and subdivision development approval, the easements are no longer necessary and/or will be converted to City R.O.W. via final plat approval. The abandonments listed below are consistent with the stipulations of the approved preliminary plat and the City's Circulation Master Plan.

- There is a 15' wide Public Utility & Access Easement along the south property line. Yearling Estates, which is the subdivision to the south, previously abandoned the 15' Easement on their northern boarder. The 15' on Collina E Vista follows suit, as this Easement is no longer necessary.
- There is a 40' wide Public Utility & Access Easement along the western property line (116th Street). This easement will be replaced with 25' of City right-of-way dedicated with the Final Plat.
- There is a 55' wide Public Utility & Access Easement along the northern property line (Jomax Road). This easement will be replaced with 45' of City right-of-way dedicated with the Final Plat.

Map1

